

Village Growth Potential Study

BRAYTON

Sustainability Ranking (1 – most sustainable - 5 least sustainable)

See Background Paper No. 5

Size	Local Services	Accessibility to Principal Town (or equivalent)	Access to Employment	Overall Classification
1	1	1	1	1
Groundwater Source Protection Zones	Not within built up settlement of village but on land to the west – see map.		Agricultural Land Classification	West of settlement is grade 3 with land abutting the north and east of the settlement being grade 2. Land south of the by pass is also grade 2.
Waste Water Treatment Capacity	Brayton drains to Selby WWTW which has capacity for approximately 5000 dwellings.			
Highway Network Constraints/Public Transport	Good access to village via A19 which runs north-south through the village and A63 by-pass to the south, however the Highways Authority have indicated that no access to be made directly to A63 bypass and have raised concerns regarding the infrastructure within the village, namely, that major improvement works are likely to be required to the main artery roads through the village. Pedestrian/cycling linkages would be required for improved accessibility.			
Biodiversity	N/A			
Character and Form	Recognition of Brayton Church Conservation Area will limit development having significant impact on setting of the Grade 1 listed church. This land also constitutes a Strategic Countryside Gap between Selby and Brayton which stretches between the Leeds-Selby railway line and Doncaster-Selby railway line.			
Landscape Sensitivity	.Locally Important Landscape Area to the west of the village, outside Development Limits, between Barff Lane and Mill Lane extending to Brayton Barff. Generally fairly flat and open arable landscape with any development likely to be highly visible			

	although this would be viewed against the backdrop of existing development. Development to the north would encroach upon a Strategic Countryside Gap leading to coalescence of Brayton and Selby. Land south of the village is contained by Selby bypass restricting long distance views from the wider landscape. Brayton Barff which is an isolated landscape feature is prominent in views westwards and provides an important area for both recreation uses and nature conservation interests
Flood Risk	A substantial proportion of the area between Selby and Brayton settlements is classed as Flood Zone 2. Most of the village and areas to the west and south are low risk (FZ1).
Residential Site Potential (SHLAA)	There are a number of large potential development sites within low to medium flood risk area. The potential developable area of SHLAA sites is approximately 136.75 hectares.
Conclusion	One of the most sustainable villages with scope for continued growth..
Village Growth Potential	Potential for Planned Growth